

89-441-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
8th day of March, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Pikesville Realty Co.
Petitioner's Attorney: Newton A. Williams

Received by: Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-441-A
Item No. 352

Re: Pikesville Realty Company

DATE: May 5, 1989

RECEIVED
MAY 4 1989
ZONING OFFICE

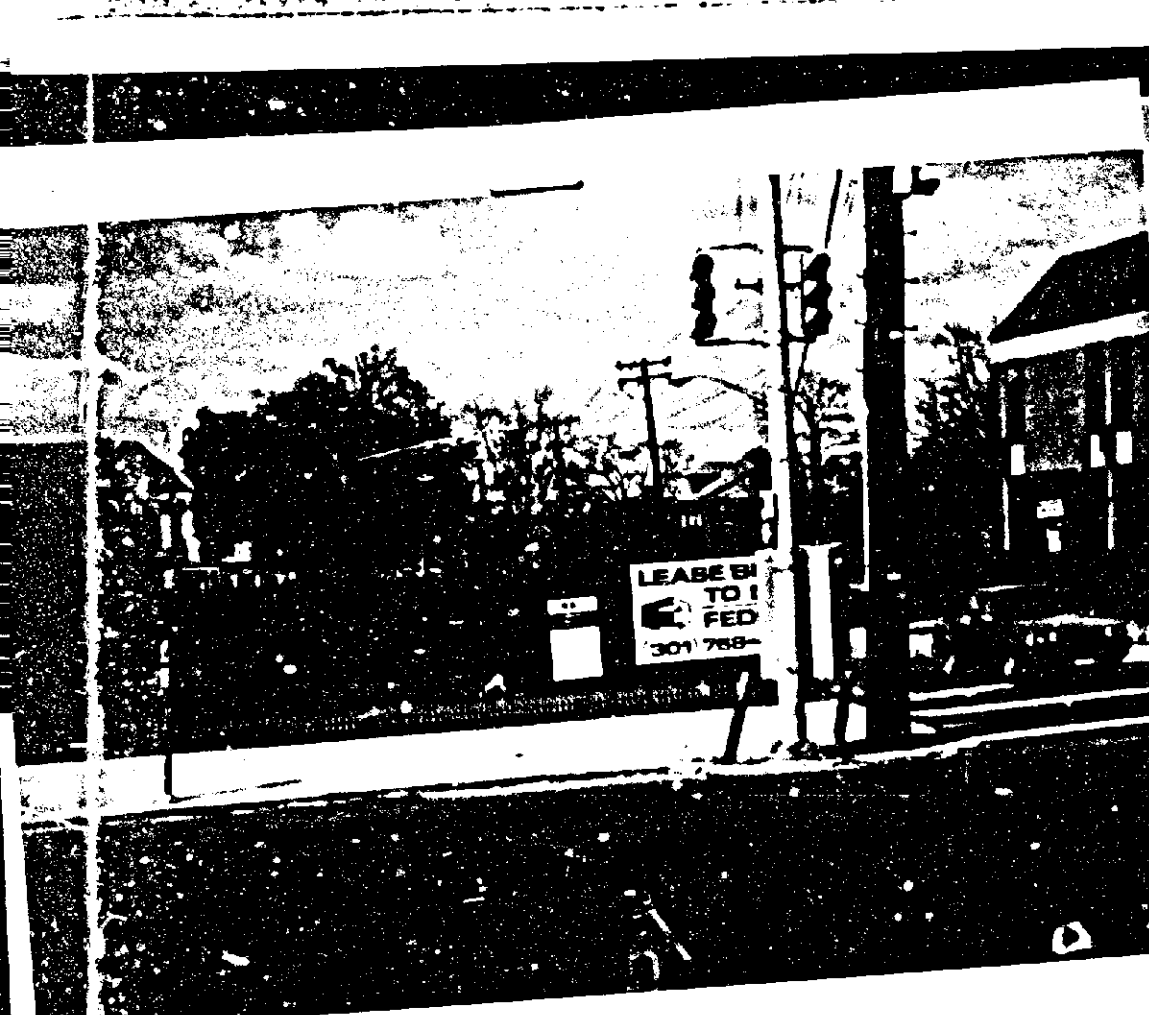
The Petitioner requests a variance to allow a side street setback of 2 feet in lieu of the required 10 feet and to allow 18 parking spaces in lieu of the required 20 spaces. In reference to this request, staff offers the following comments.

The site is the subject of a waiver to Public Works Standards for construction of improvements to Church Lane (W-89-125). This request will be determined by the Planning Board on its May 18, 1989 meeting.

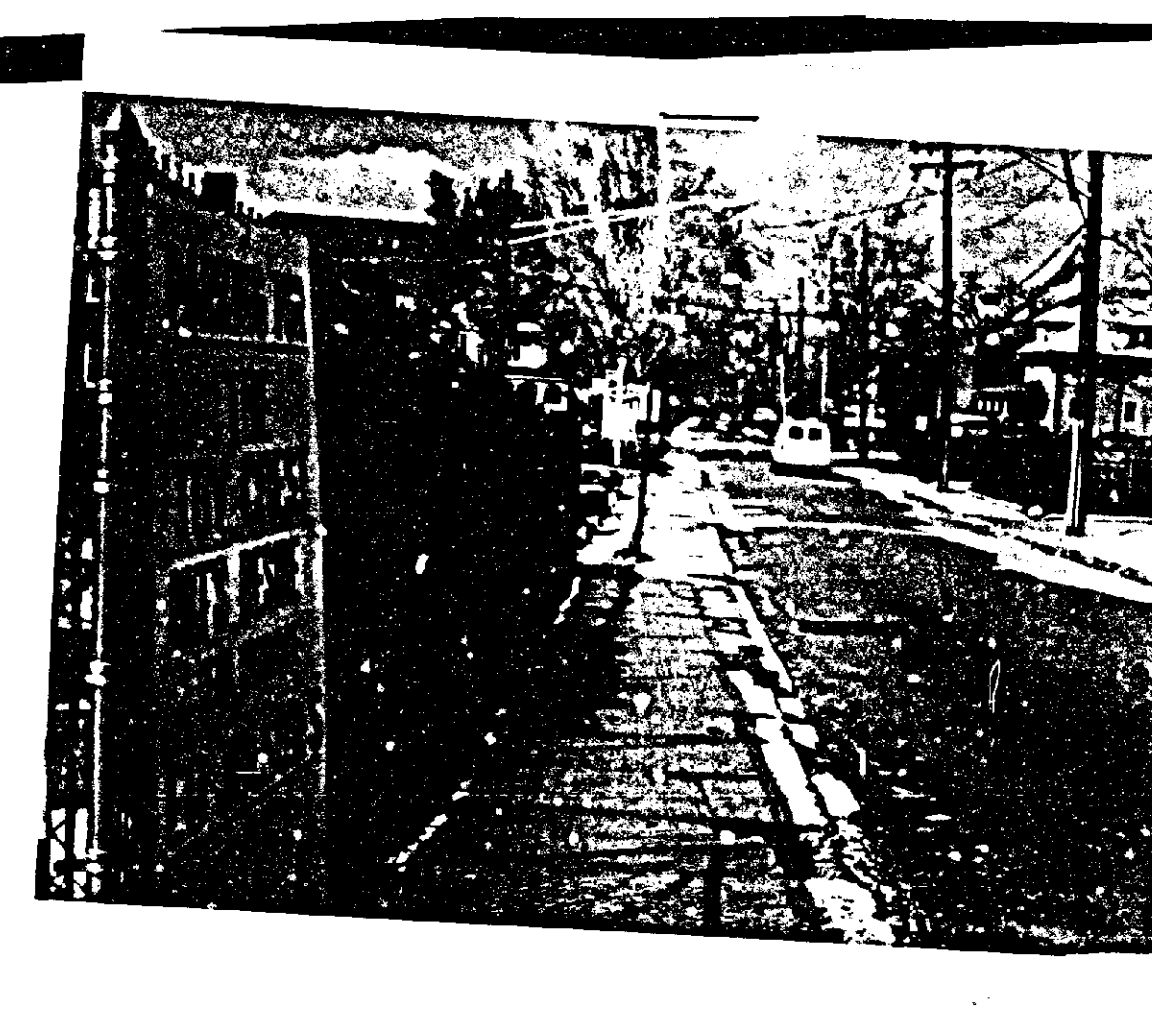
The development should conform to the Streetscape Concept Plan for Pikesville Revitalization as shown on the accompanying plat.

At such time that a public garage is constructed, the petitioner should lease the number of parking spaces from the Revenue Authority if granted in this petition.

A:5589.txt PG.4



B. Subject Property at SW/C of Reisterstown Rd. and Church Lane



C. Looking W on Church Lane from Reisterstown Rd.



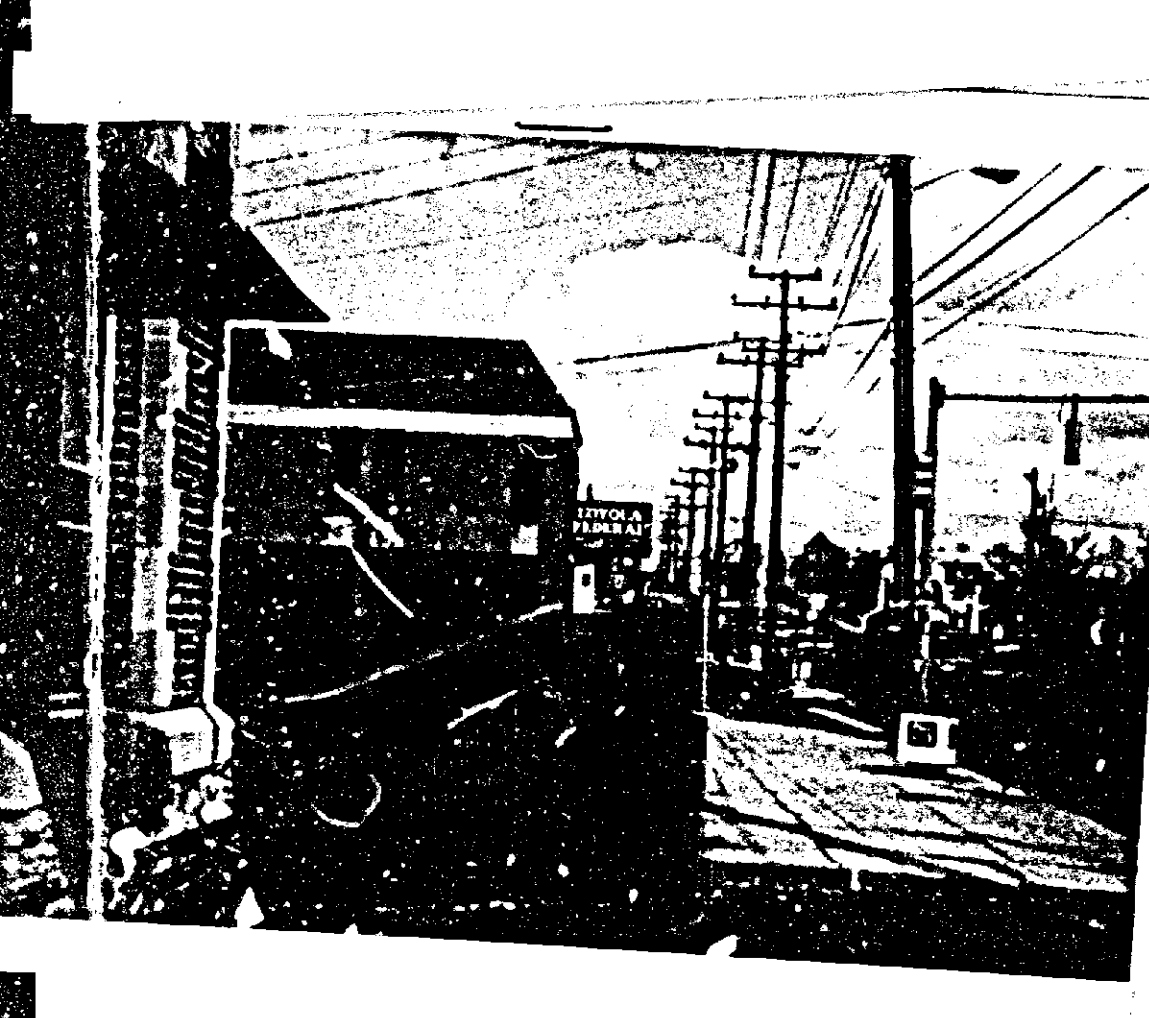
E. Looking NW on Reist. Rd. from in front of property.



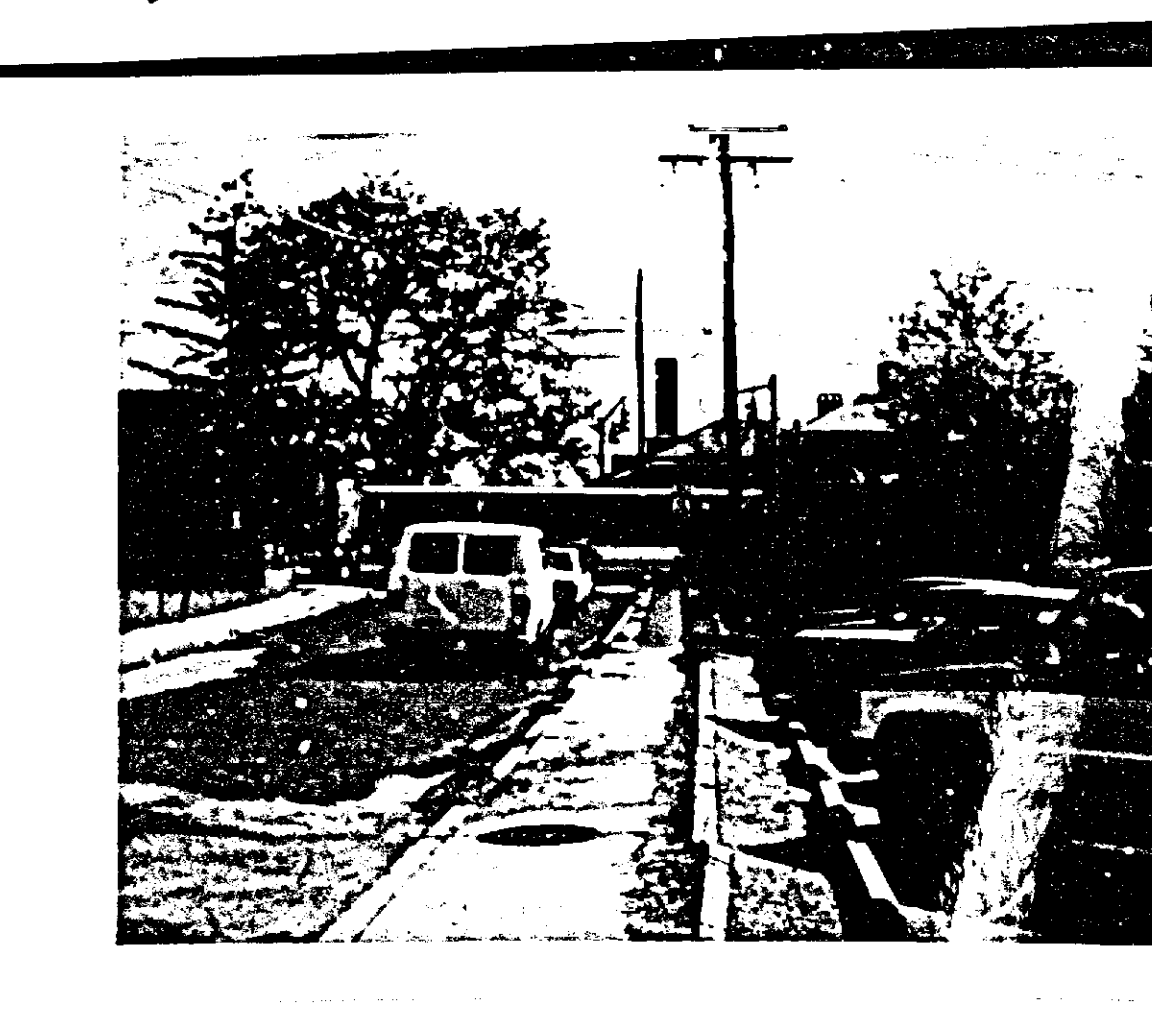
F. Looking SE on Reist. Rd. from in front of property.

PETITIONER'S EXHIBIT 2A

*Pikesville Realty Co.
Property*



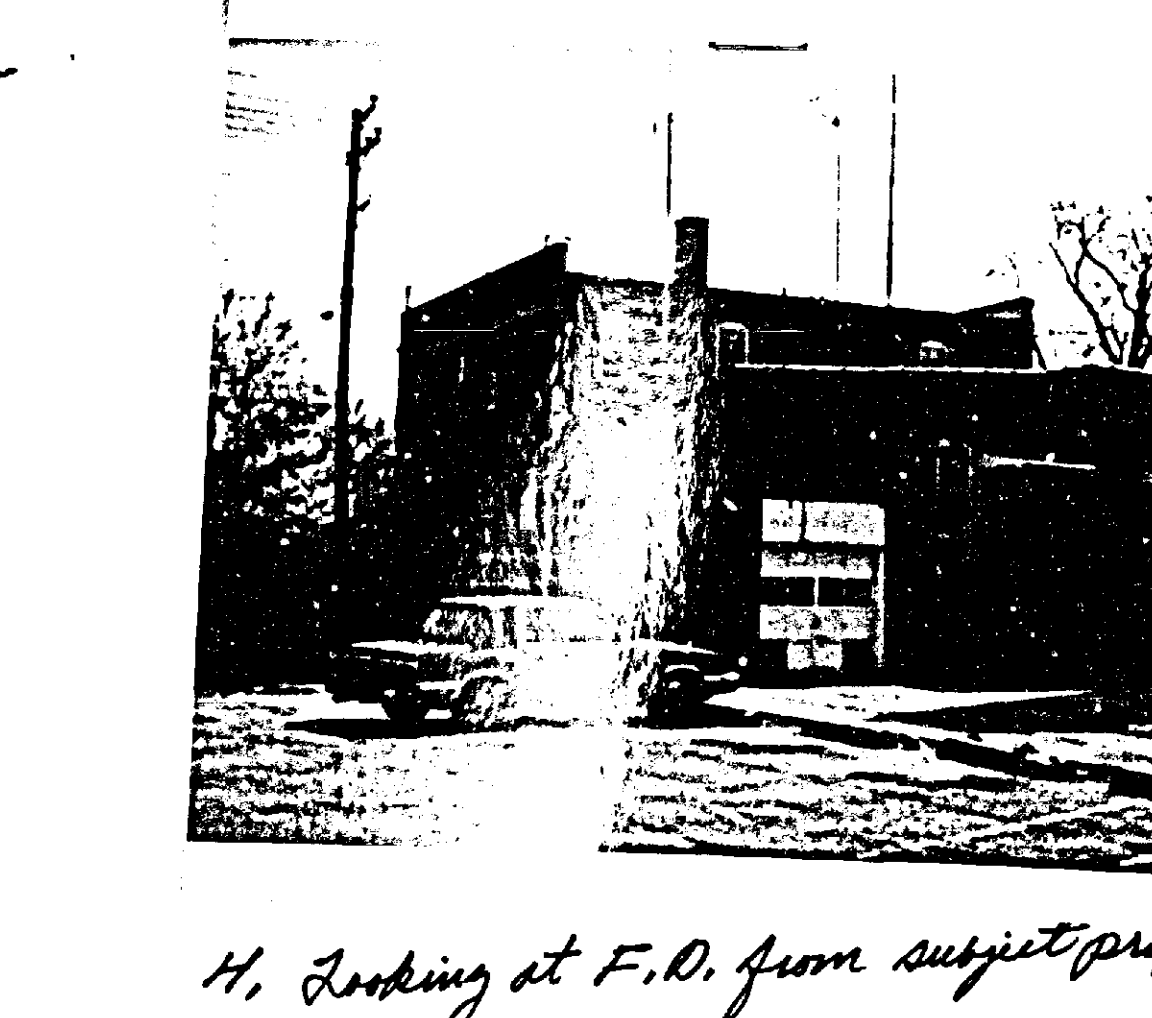
G. Looking NW on Reisterstown Rd. from S of Property



D. Looking NE on Church Lane toward subject property, parking lot on right - subject property



G. Subject property on left, Balto. Co. F.D. on right



H. Looking at F.D. from subject property

PETITIONER'S EXHIBIT 2B



I. Drive Lane at rear of suby property



J. Lawn mower sales and service on opposite side of alley (w/s) from subject property

PETITIONER'S
EXHIBIT 2E

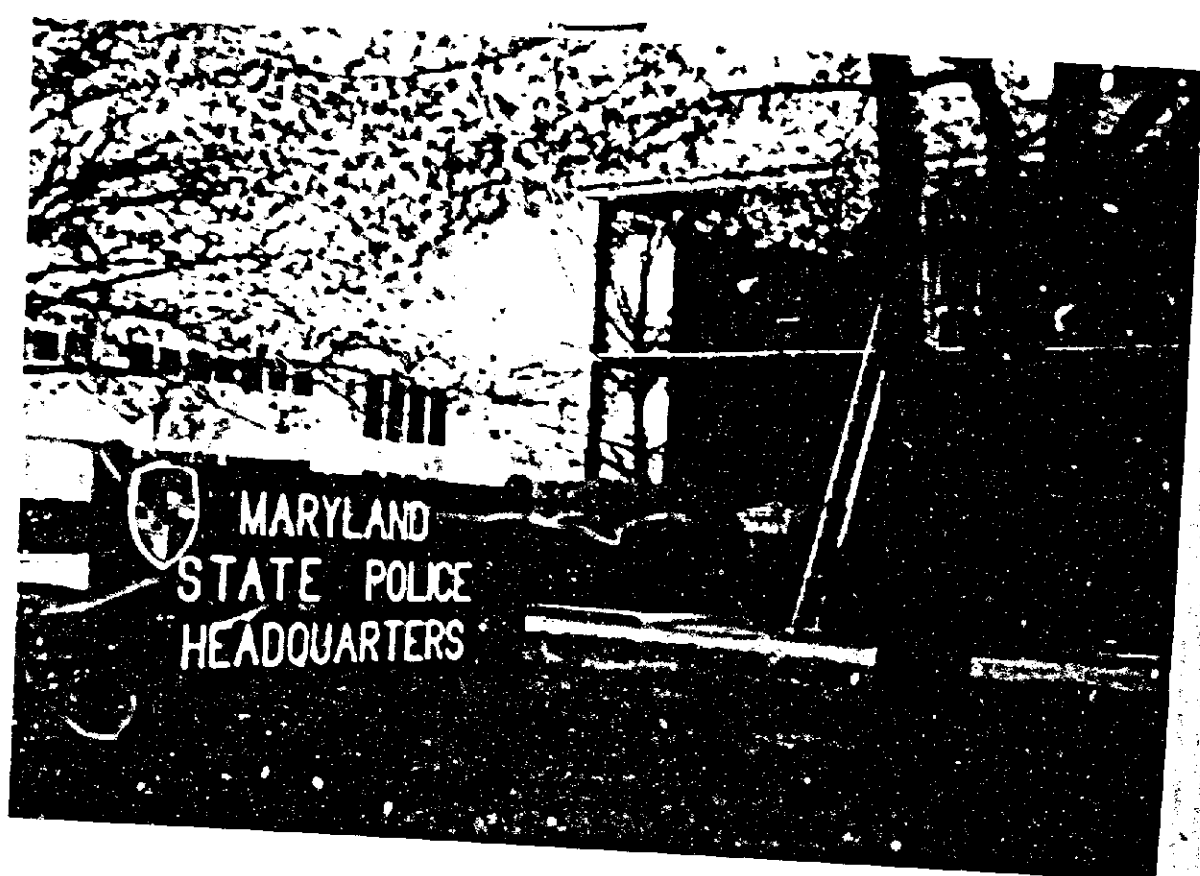


K. Looking NW across subject property and Church Lane



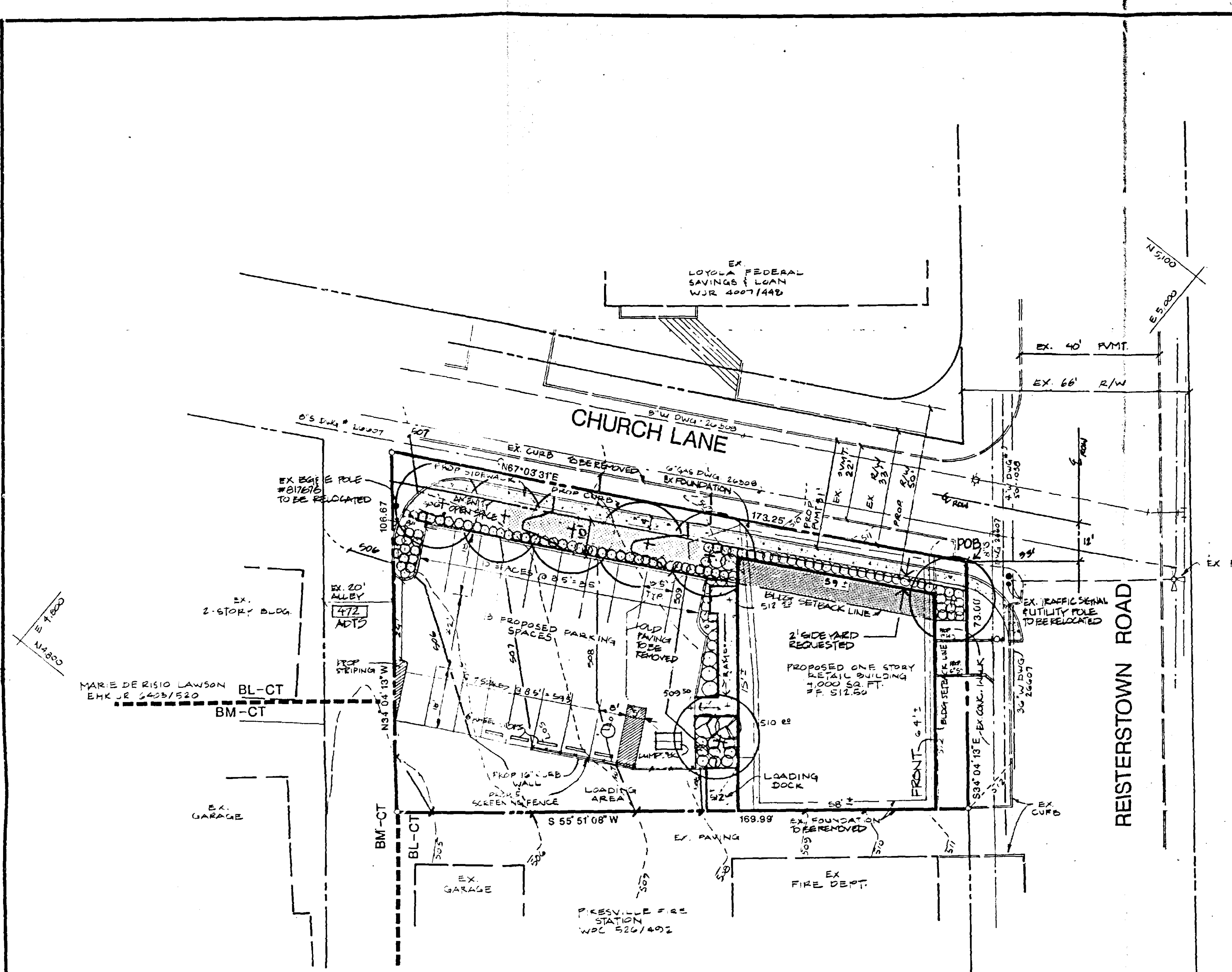
L. Public Library catenomer across Reist. Rd. from site

PETITIONER'S
EXHIBIT 2F



M. Md. State Police Headquarters opp. subject property

PETITIONER'S
EXHIBIT 2G

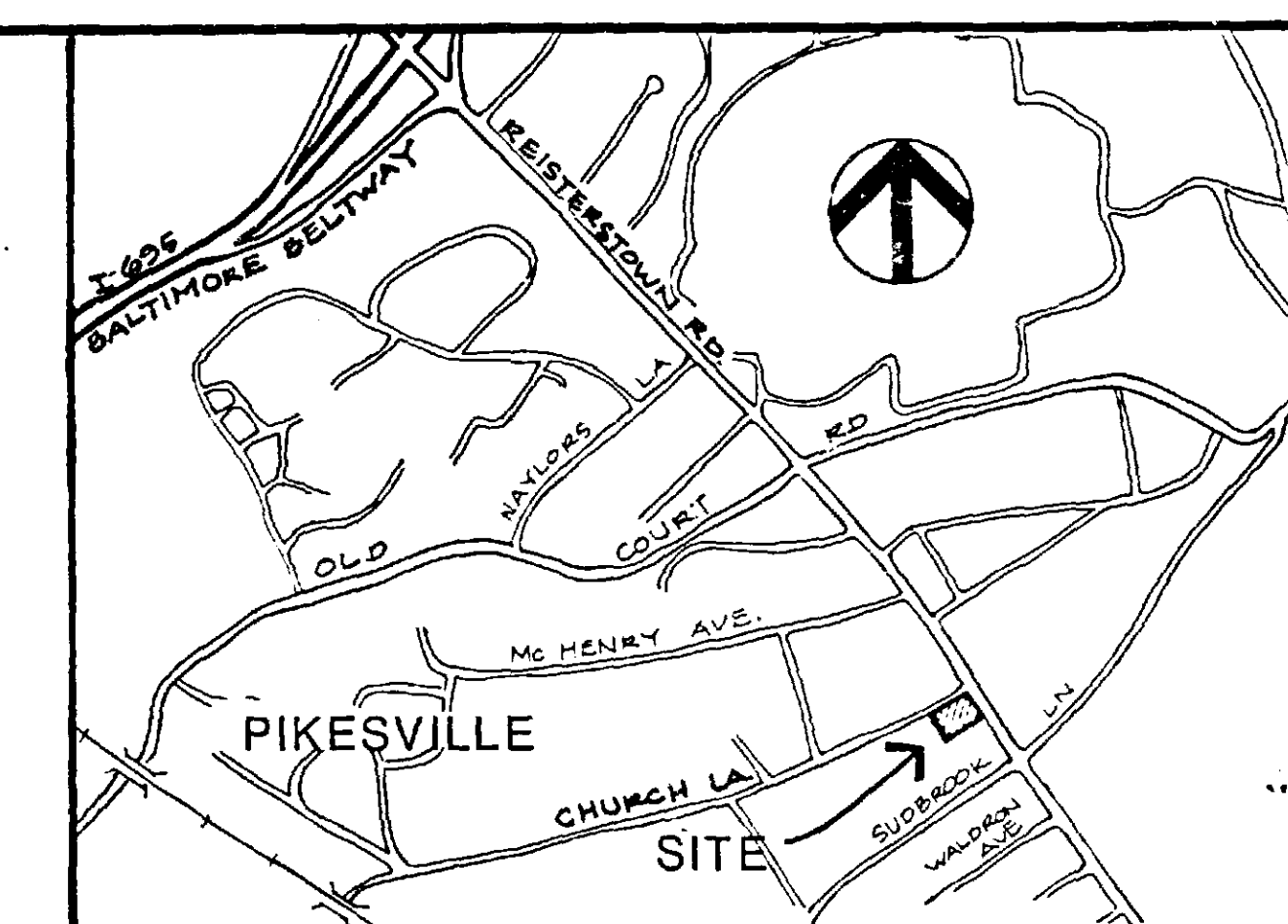


BAITMORE COUNTY MD
6245-4.6

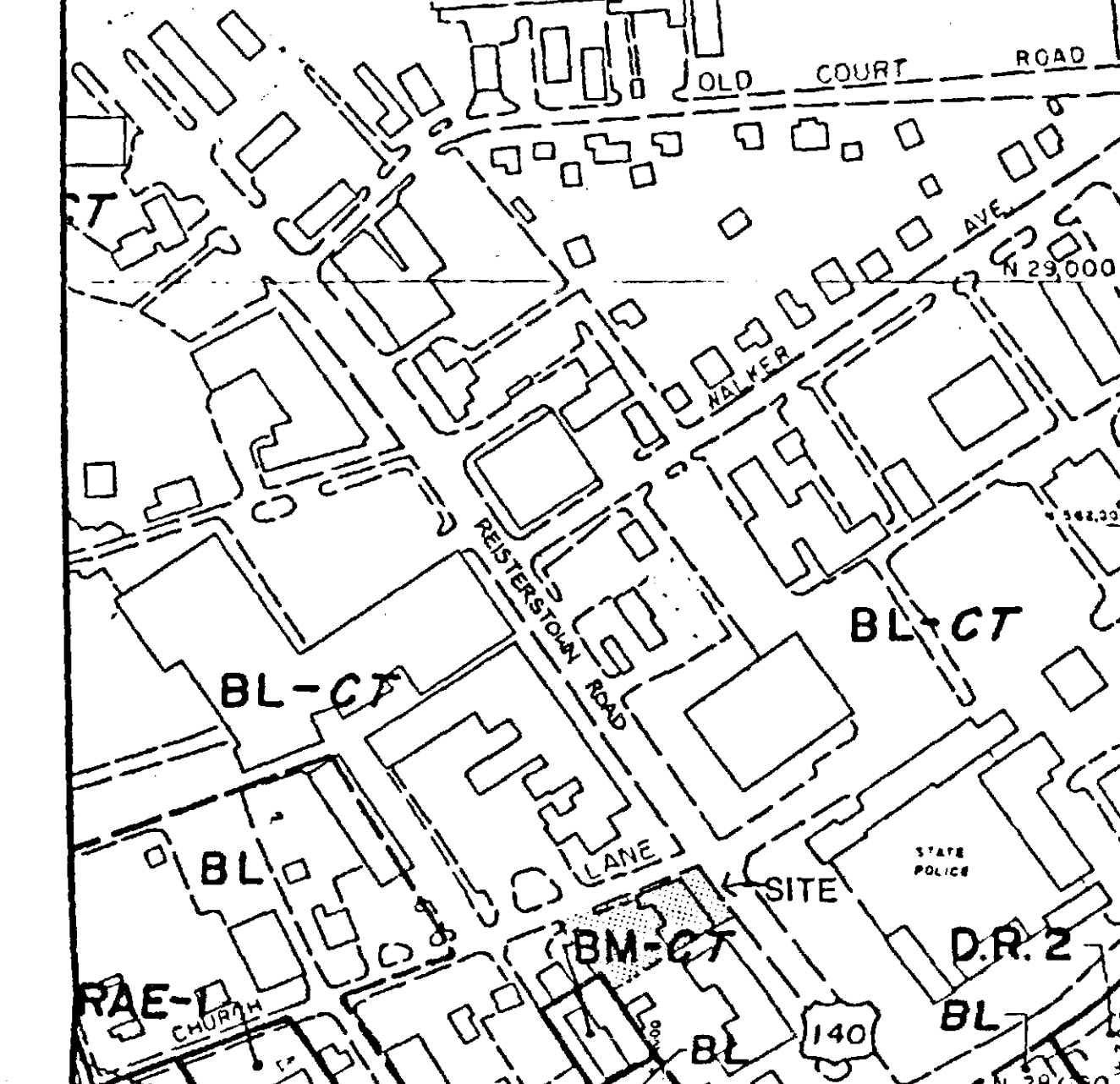
GENERAL NOTES

- Contract Purchase/Applcants: Pikeville Realty Company
610 Fidler Management Corporation
311 North Crain Highway
Crimm, MD 21031
(410) 768-4100
- Election District 3; Councilmanic District 2; Census Tract 4020-02
- Unrecorded 17; Subdivided 38
- Site Data:
 - Current Zoning and Site Coverage:
 Site = BL-CT 0.35 Ac. ±
 Gross = BL-CT 0.50 Ac. ±
 (Includes 15' of Church Lane and 30' of Reisterstown Road R/W.)
 - Intensity: BL-CT only (F.A.R. 5.5)
 Permitted = 21,740 ± 5.5 = 119,790 S.F.
 Proposed = 4,000 S.F. (0.92 Acre)
 A variance will be requested to allow a 2' side yard setback rather than a required 10' side yard setback
 - Parking:
 Required = 4,000 S.F. Retail @ 5/1,000 S.F. = 30 Spaces
 Proposed = 18 Spaces (including 1 handicapped)
 A parking variance will be sought to allow 18 instead of the required 30 spaces. All parking, loading, maneuvering and aisle space are to be paved with a durable and suitable surface of bituminous concrete and spaces permanently striped.
 - Assembly Open Space:
 Required = 4,000 ± 0.10 = 400 S.F.
 Provided = 1,000 S.F. ±
 - Landscape Planting:
 Required = 247 L.F. Adjacent Road
 Frontage @ 3/40 = 7 Trees
 (4 Major Deciduous)
 18 Parking Spaces
 6 1 Tree/12 Spaces = 3 Trees
 (2 Major Deciduous)
 Total Required = 9 Trees
 (6 Major Deciduous)
 Proposed = 9 Trees (7 Major Deciduous)
 85 L.F. ± of screening will be provided in accordance with the Baltimore County Landscape Manual.
- There are no existing or proposed wells or septic are on this site.
- Soils:

Soil Series	Hydro	With	Without	Streets
and Symbols	Class	Permeability	Permeability	and Parking
Glennville (G13)	B	Slight	Slight	Moderate
				Slope
- The site was previously fully developed and is now cleared and level, with the exception of the remains of a building foundation. The existing foundation is to be removed.
- There are no known streams, bodies of water, springs, wetlands or floodplains on the site.
- There are no existing historic structures on the site.
- Current Ownerships: Pikeville Realty Company
c/o Fidler Management Corporation
311 North Crain Highway
Crimm, MD 21031
Liber 228 Folio 46
- Deed Reference:
Property Number: 03-26-040013
- Estimated Average Daily Traffic:
4,000 S.F. Retail @ 118/1,000 S.F. = 472 A.D.T.'s
- A master of stormwater management under Section 3-150.3 (a) (1) of the Baltimore County Stormwater Management Policy and P-150 Manual was approved January 23, 1997. Water quality measures will be provided.
- There are no known critical areas, archaeological sites, endangered species habitats or historical materials on the site.
- This CUP Plan is a conceptual document upon which minor changes may occur.



LOCATION MAP
SCALE: 1"=1000'



ZONING MAP
SCALE: 1"=200'

PUBLIC SERVICES NO.
PLANNING NO.
ELECTION DISTRICT 3

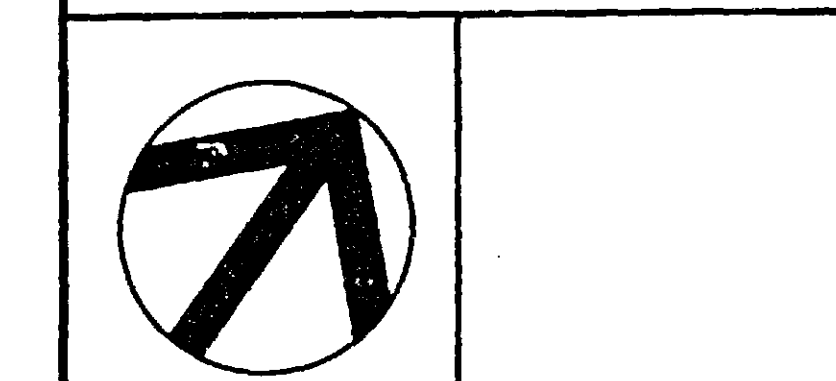
PETITIONER'S EXHIBIT 1

DAFT · McCUNE · WALKER · INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
200 EAST PENNSYLVANIA AVE.
TOWSON, MD 21204
TELEPHONE: 301-296-3333

1220 REISTERSTOWN ROAD VARIANCE PLAN

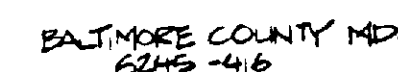
LEGEND

- AMENITY OPEN SPACE
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN SCREEN



DATE	REVISIONS
3/15/89	REVISIONS TO NOTE 10
5/13/89	CHANGE PROPOSED FAR AND CHURCH LANE WIDTH

SCALE: 1"=20'	
JOB ORDER NO. 87094-X	
ISSUE DATE 2/6/89	



1. Contract Purchaser/Applicant: Pikesville Realty Company
c/o Fedder Management Corporation
515 North Crain Highway
Glen Burnie, MD 21061
(301) 768-4100

1. Election District 3; Councilman District 2; 603a.01
3. Matched 37; Subaveraged 58
4. Site Data:
- a. Current Zoning and Base Acreage:
Met = M-CU 0.15 Ac. ±
Cross = M-CU 0.50 Ac. ±
(Includes 25' of Church Lane and 30' of Bakerswood Road R/W.)
 - b. Density: M-CU only (F.A.R. 5.5)
Permitted = 11,780 ± 5.5 = 5.5/1,790 S.F.
Proposed = 4,000 S.F. (0.68 PAD)
A variance will be requested on allow a 3' side yard setback rather than a permitted 10' side yard setback.
5. Parking:
Required = 4,000 S.F. Retail @ 5/1,000 S.F. = 20 Spaces
18 Spaces (Including 1 Handicapped)
- A parking lot will be sought to allow 18 (instead of the required 20 spaces. All parking, loading, unloading and aisle areas are to be paved with a decorative and durable concrete bituminous surface and spaces permanently striped.
6. Assembly Open Space:
Required = 4,000 ± 0.10 ± 400 S.F.
Provided = 1,000 S.F. +/-
7. Landscape Planting:
Required = 242 L.F. Adjacent Road
Frontage @ 1/40' ± Tree +/-
(8 Major Deciduous)
- 18 Parking Spaces
01 Tree/12 Spaces = 1 Tree
02 Minor Deciduous
Total Required = 242 L.F.
(8 Major Deciduous)
8. 9 Trees (7 Major or Deciduous)
- 85 L.F. +/- of screening will be provided in accordance

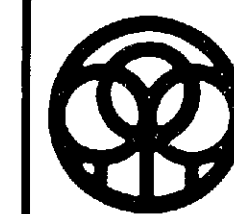
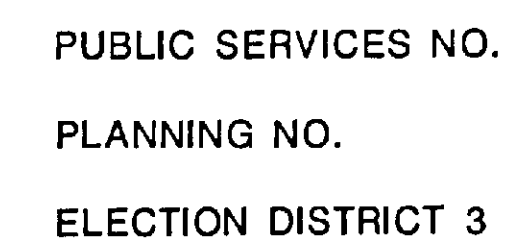
5. There are no existing or proposed walls or aprons on this site.
6. Soils:
- | Soil Series | Hydro | With
Landscape | Without
Landscape | Drainage |
|----------------|-------|-------------------|----------------------|----------|
| Clayton | 3 | 2 | 1 | Good |
| Clayton (Cl) 3 | 3 | 2 | 1 | Good |
7. The site was previously fully developed and is now cleared and level, with the exception of the remains of a building foundation. The existing foundation is to be removed.
8. There are no known streams, bodies of water, springs, wetlands or floodways on the site.
9. There are no existing historic structures on the site.
10. Current Owners: Filinvest Realty Company
c/o Federer Management Corporation
311 North Crainin Lane
Cincinnati, Ohio 45202
Phone Number: 513-258-2616
Fax Number: 513-258-2616
11. Estimated Average Daily Traffic:
A. Estimated A.M. traffic 1182/2000 P.P. = 472 A.M.T.V.
B. Estimated P.M. traffic 1182/2000 P.P. = 472 P.M.T.V.
12. A review of structural management under Section 1510-3 (c) (1) of the Baltimore County Structural Management Ordinance and the Structural Management Ordinance of 1989, Letter Quality Assessment will be provided.
13. There are no known critical areas, archaeological sites, designated sensitive habitats or threatened materials on this site.
14. The O&M Plan is a conceptual document upon which future design and construction will be based.

AMENITY OPEN SPACE

PROPOSED MAJOR DECIDUOUS TREE

PROPOSED MINOR DECIDUOUS TREE

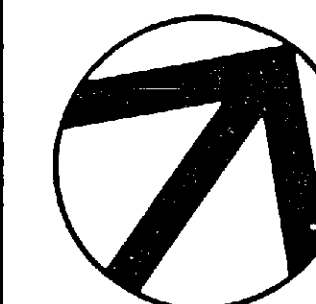
PROPOSED EVERGREEN SCREEN



DAFT · McCUNE · WALKER INC.
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200 EAST PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE : 301-296-3333

1220
REISTERSTOWN ROAD

VARIANCE PLAN

[illegible]

SCALE:
1"=20'

JOB ORDER NO.
87094-X

ISSUE DATE
2/6/89